



## **Minutes**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ March 25, 2010 at 7:00 pm**

**Place 1 Eric Zeno  
Place 2 Marcie Cox  
Place 3 Ronald Boots**

**Place 4 Clayton Rose  
Place 5 Mark Bell-Chairman  
Place 6 Betty Saenz  
Place 7 Shiloh Rowe-Vice Chairman**

1. Call to Order  
**Meeting called to order at 7:00**
2. Roll Call  
**All Commissioners were present**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: March 11, 2010  
**Motion made by Chairman Rose to approve the minutes, seconded by Vice Chairman Rowe. Motion passed unanimously.**
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak.**

## **PUBLIC HEARING**

5. Sign Ordinance Variance #10-VA-001: Hold a public hearing and consider action on a Variance to Article 3.1500, Sign Regulations regarding the number of signs, sign height, and sign size located at 500 North Bagdad Road, Leander, TX. Applicant: Mark Roche on behalf of the Talisman Group, Inc.

a) Applicant Presentation

**Lori Bell with Southwest Signs spoke on the purpose for the sign ordinance variance.**

b) Staff Presentation

**Robin Griffin, Planner discussed surrounding land uses and the applicants' request.**

c) Open Public Hearing

**Chairman Bell opened the public hearing.  
No citizens wished to speak.**

d) Close Public Hearing

**Chairman Bell closed the public hearing.**

e) Discussion

**Commissioners had discussion.**

f) Consider Action

**Vice Chairman Rowe made a motion to deny the request for a sign variance, seconded by Commissioner Cox. Director of Planning, David Hutton explained before a vote was taken that the Commissioners needed to go through the finding and facts worksheet. Commissioner Zeno asked if this motion could be tabled to the end of the meeting so they could have a better understanding of the eight questions on the finding and facts worksheet. Commissioner Rowe recanted his motion to deny the request for a sign variance and made a motion to table this item until the end of the meeting, Commissioner Cox seconded the motion. Motion passed unanimously.**

**Chairman Bell moved back to this item after item #7**

**Commissioners went through the eight questions on the finding and facts worksheet.**

**Commissioner Boots made a motion to deny the request and Commissioner Zeno seconded the motion. Motion passed unanimously.**

6. Zoning Case #10-Z-003: Hold a public hearing and consider action on the rezoning of three parcels at the western terminus of Osage Dr., for 312.45 acres more or less; Parcels # R484292, 352959 and 513843. Currently the parcels are zoned SFS-2-B (Single Family Suburban) and SFU-2-B (Single Family Urban), and are proposed to be zoned, SFC-2-B (Single Family Compact), SFU-2-B (Single Family Urban) and SFS-2-B (Single Family Suburban) Leander, Williamson County and Travis County TX. Applicant: Samuel D. Kiger, P.E. on behalf Lookout Partners, L.P. and affiliated entities.

a) Applicant Presentation

**Bill Hinkley, President of Lookout Partners, spoke on the purpose of the rezoning.**

b) Staff Presentation

**Robin Griffin, Planner discussed surrounding land uses and the applicants' request.**

c) Open Public Hearing

**Chairman Bell opened the public hearing.**

**Barbara Adams – Against**

**Ken Peters – Against**

**Bianca Hazzard – Against**

**Gary Rindt – Against**

**Kevin Davis – Against**

**Margaret Ericson – Against**

**Lynne Spiegel – Against**

**R Danell Zawaski, PE – Against**

d) Close Public Hearing

**Chairman Bell closed the public hearing.**

e) Discussion

**Commissioners had discussion.**

f) Consider Action

**Motion made by Vice Chairman Rowe to approve the request, seconded by Commissioner Zeno. Motion passed five to two with Commissioner Cox and Commissioner Boots opposed.**

<b>REGULAR AGENDA</b>
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7. Subdivision Case 10-SFP-001: Consider action on the Replat of a Portion of Lots 3 and 4, Block A, Leander Heights Section 3, Short Form Plat, for approximately 3.749 acres more or less, located at 10205 E. Crystal Falls Parkway, Leander, Williamson County, Texas. Applicant Gregory Griffin, P.E. (Griffin Engineering Group, Inc.) on behalf of Van Cleve Investments, Inc.

a) Applicant Presentation

**Gregory Griffin spoke on the purpose for the short form plat.**

b) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the request and it meets subdivision requirements.**

c) Discussion

**No discussion took place**

d) Consider Action

**Motion made by Chairman Rose to approve the request, seconded by Vice Chairman Rowe. Motion passed unanimously.**

**Chairman Bell came back to item 5, the sign variance.**

8. Adjournment

**Meeting adjourn at 8:49 pm**

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Mark Bell - Chairman

ATTEST:

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Ellen Pizalate, Secretary